

City Council
Atlanta, Georgia

07-O-1346

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-07-67
Date Filed: 6-6-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2695 Browns Mill Road, S.E.** be changed from the R-4 (Single family Residential) District to the RL-C (Residential Limited-Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 60, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 32624 Pg. 445
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
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Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 60 of the 14th District of Fulton County, Georgia, being part of Lots 5 and 6, Dogwood Crest Subdivision, as per plat recorded in Plat Book 21, Page 54, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the westerly side of Browns Mill Road with the northerly side of Cleveland Avenue; running thence northerly along the westerly side of Browns Mill Road a distance of 150.0 feet to a point; thence westerly a distance of 190.0 feet to a point; running thence southerly a distance of 156.9 feet to the northerly side of Cleveland Avenue; running thence easterly along the northerly side of Cleveland Avenue a distance of 190.0 feet to the westerly side of Browns Mill Road and the Point of Beginning, said property being the same property conveyed in a deed recorded at Deed Book 4339, Page 465, Fulton County Records; being improved property known as 2695 Browns Mill Road, Atlanta, Georgia.

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BUREAU OF
PLANNING

Z-07-67

Conditions for Z-07-67 for 2695 Browns Mill Road, S.E.

1. Site plan titled "Zoning Plan for 2695 Browns Mill Road" stamped received and amended by the Bureau of Planning on 7/23/07.
2. Installation of a 6 foot chain length fence along the rear property line.
3. Dumpster is to be screened.
4. Installation of standard City of Atlanta sidewalks around the entire frontage of the property.
5. No overnight vehicle storage by property owners or tenants.
6. Landscaped plan to be approved by the Bureau of Planning before issuance of building permit.
7. The following uses are prohibited:
 - Barbershops, beauty shops, and similar personal service establishments.
 - Child care centers, day care centers, prekindergartens, kindergartens, play and other special schools for young children.
 - Churches, synagogues, temples, mosques and other religious worship facilities, having a minimum lot area of at least one acre.
 - Single-family dwellings, two-family and multifamily dwellings.
 - Public schools or private schools having similar academic curricula and special schools for exceptional children.
 - Restaurants, in existing structures with no more than 2,000 square feet of floor space devoted to such use and having no drive-in service.
 - Roominghouses.
 - Specialty shops such as antique stores, gift shops, boutiques, art and craft stores, and apothecary shops
 - Package stores
 - Structures and uses required for operation of MARTA but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.

